

CITY COUNCIL REPORT



Meeting Date: August 29, 2017
General Plan Element: *Land Use*
General Plan Goal: *Support a diversity of businesses.*

ACTION

Series 12 (restaurant) Liquor License Request for 54-LL-2017 Blue Clover Distillery. To consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for an existing location and new owner.

OWNER

Blue Clover Investments

APPLICANT CONTACT

Weston Holm

LOCATION

7042 E. Indian School Rd.

BACKGROUND

This request is for a Series 12 (restaurant) liquor license for an existing location with new owner. This has been a licensed location since 2003, most recently operating with liquor as a restaurant.

APPLICANT'S PROPOSAL

The applicant is seeking a favorable recommendation on a Series 12 liquor license. This allows the holder of a restaurant license to sell and serve spirituous liquor solely for consumption on the premises of an establishment which derives at least forty percent (40%) of its total revenue from the sale of food. The applicant has indicated that this establishment will serve liquor between the hours of 12:00 pm to 12:00 am; however, due to State liquor license processing requirements, they are not required to notify the City or the State if they change their hours of operation.

IMPACT ANALYSIS

Reliability and Location

A.R.S. Section 4.-203.A and R19-1-702 Granting a License for a New Owner for a Certain Location.

The capability, qualifications and reliability of the applicant has been shown.

Restaurant

A.R.S. Section 4-205.02 and R19-1-206 Criteria for Restaurant Operations.

This owner intends to operate this location as a restaurant according to the applicant's responses to the State's Restaurant Operation Plan categories: Personnel, Equipment, Menu, Live Entertainment, Bar Games/Televisions, Name of Establishment, Bar Seating Area and Dinnerware. This establishment is 4,133 sq. ft. in size, plus an existing 956 sq. ft. patio. The bar service area is 240 sq. ft. or 5.8 % of gross floor area, and the kitchen area is 700 sq. ft. or 17% of the gross floor area. The operational characteristics and floor plan qualify as a restaurant.

Zoning

This site is zoned D/RS-1 (Downtown/Retail Specialty-Downtown Overlay). The Downtown district allows restaurants as a permitted use. The applicant has been notified of the City's expectation that the business will operate as a restaurant as defined by City Code.

Public Safety

Police Department: Recommendation No Opposition.

Major life safety issues: None noted

Public Notice and Proximity

A.R.S. Section 4-201.B. Petitions from Persons in Close Proximity.

The applicant has maintained the required posting notice for the State mandated 20-day period. No petitions or protests were received during the 20 (twenty) day posting period.

COUNCIL OPTIONS & STAFF RECOMMENDATION

Council Options

The City Council has the option of recommending approval, disapproval or no recommendation to the Arizona Department of Liquor Licenses and Control.

Staff Recommendation

The City of Scottsdale staff has conducted a review and advises that the license request meets the criteria imposed for determining the capability, qualifications and reliability of the applicant.

Next Steps

The City Council's recommendation of approval, disapproval or no recommendation will be forwarded to the Department of Liquor Licenses and Control for their consideration. If the application is approved by the Department of Liquor Licenses and Control, the applicant should receive their license from the State within 105 days of original application.

RESPONSIBLE DEPARTMENT(S)

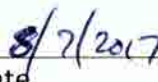
Lorraine Castro, Planning Specialist, lcastro@ScottsdaleAZ.gov
Planning and Development Services

Thomas Myers, Lieutenant, tmyers@scottsdaleaz.gov
Police Special Investigations

APPROVED BY



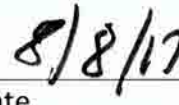
Tim Curtis, AICP, Current Planning Director
480-312-1210, tcurtis@scottsdaleaz.gov



Date



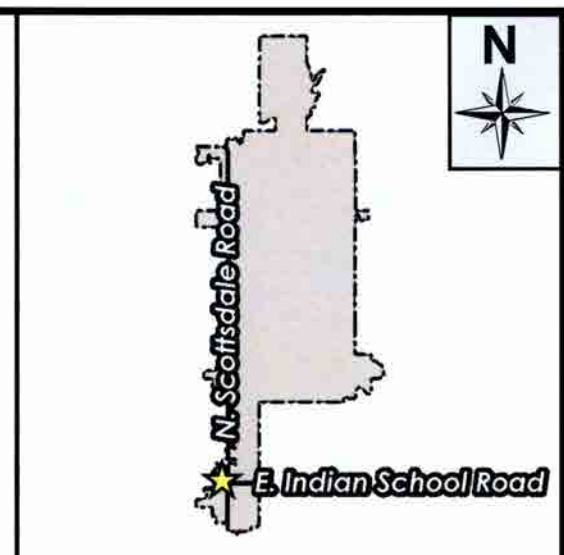
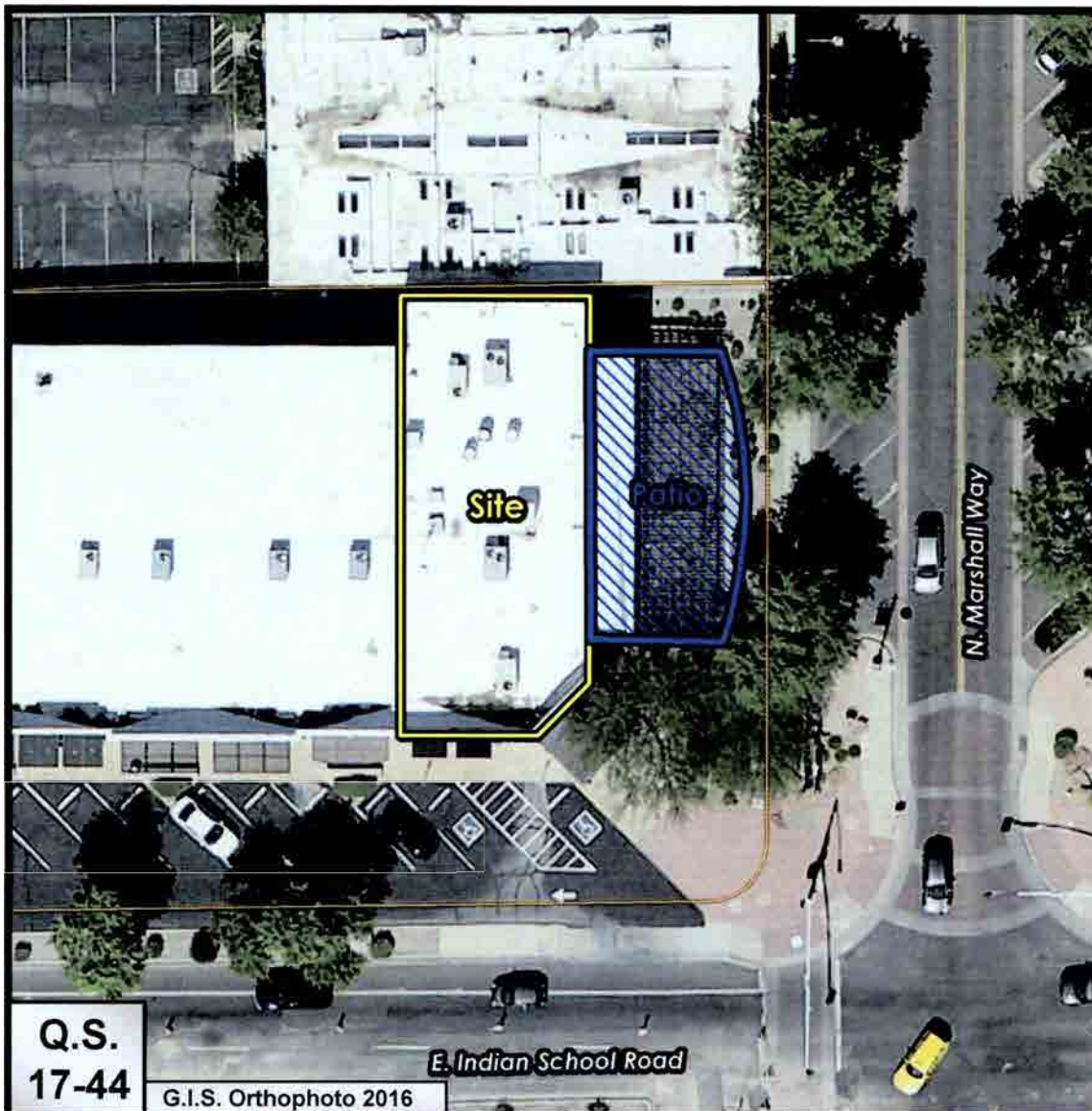
Randi Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov



Date

ATTACHMENTS

1. Map
2. City of Scottsdale Applicant Questionnaire
3. State Application (Front Page, including menu)
4. Floor Plan



54-LL-2017

Blue Clover Distillery



Liquor License Questionnaire

Restaurants & Bars (Series 11, 12, 6, 3, 7, 13)

Please complete all questions and return within 3 business days.

Name of Business: Blue Clover Investments LLC (DBA: Blue Clover Distillery)

Business Address: 7042 E Indian School RD, Scottsdale AZ 85251

Total Gross Square Footage of Establishment: 4133 SQ ft (inside) 956 sq ft (outside) = 5098 sq

Was liquor sold at this location prior to this application? ☒ Yes ☐ No

If yes, what type of license? series 12

Is this business currently open? ☐ Yes ☒ No

If yes, is this business operating with an Interim license? ☐ Yes ☒ No

If no, what is the proposed opening date? October 1st

Is this business under construction or being remodeled? ☒ Yes ☐ No

Does this business have an existing patio? ☒ Yes ☐ No Dimensions of patio 18'.5x50'=965

Does this business have a proposed patio? ☐ Yes ☐ No Dimensions of patio _____

For Restaurants, Bars and Restaurants/Bars:

Will the bar service area be in excess of 15% of the gross floor area? ☐ Yes* ☒ No

Gross square footage of bar service area: 240 sq ft

(includes the floor area under indoor and outdoor bars and the floor area behind the bars used for storage, prep and serving of food or drinks)

Will the kitchen be less than 15% of the gross floor area? ☐ Yes* ☒ No

Gross square footage of kitchen: 700 sq ft

(do not include refrigerators or areas used for storage of food or beverages)

During what hours will the establishment provide full kitchen service? 12 pm - 11:30 pm

During what hours will the establishment offer liquor sales? 12 pm - 12 am

Will age verification be required/requested for admittance at any time during business operations? ☒ Yes* ☒ No *pc*

Is a cover charge required for admittance at any time during business operations? ☐ Yes* ☒ No

Will less than 40% of gross revenues be derived from the sale of prepared food? ☒ Yes* ☒ No *pc Per Email*

*May require a Conditional Use Permit

Please check one of the following that best describes the primary business operation:

☐ packaged retail ☒ restaurant ☐ bar ☐ personal service ☐ education service

☐ manufacturing ☐ hotel / tourist accommodation ☐ residential facility ☐ sports / theater

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088



Liquor License Questionnaire

Restaurants & Bars (Series 11, 12, 6, 3, 7, 13)

Please complete all questions and return within 3 business days.

Will this business feature any of the following:

Patron Dancing?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No	Karaoke?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No
Live Bands?	<input checked="" type="checkbox"/> Yes*	<input type="checkbox"/> No	DJ?	<input checked="" type="checkbox"/> Yes*	<input type="checkbox"/> No
Amplified music?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No	Games?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No
Adult Entertainment?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No	Four or more pool tables?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No
After hours?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No			

*May require a Conditional Use Permit

Applicant Narrative:

ARS 4-201-G: In all proceedings before the governing body of a city or town, the Board of Supervisors of a County or the Board, the applicant bears the burden of showing that the public convenience requires and that the best interest of the community will be substantially served by the issuance of this license.

- I have the capability, qualifications and reliability to hold a liquor license because:
I have previously held and responsibly ran a prestigious job with no issues for the past 9 years. In conjunction with that, started and successfully ran a commercial property business with great respect in the community. Maintained clean background as a leader.
- The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
We have a passion for serving others and influencing loyal community bonds and busines
We have a nationally known last name that will bring fantastic attention here.
We are a very family orientated business, and business will be ran that way as well.
- Please describe your business:
Restaurant and Distillery. High end scratch kitchen foods with craft cocktails and beer.

The City's forwarding of a recommendation to the AZ Department of Liquor Licenses and Control does not waive and is not a substitute for the Licensee's obligation to comply with all state, local and federal laws, policies and regulations applicable to the license. The Recommendation is not a permit or regulatory approval to hold any events or construct or demolish any improvements. Zoning processes, building permit processes, and similar regulatory requirements may apply to Licensee's contemplated improvements and are completely separate from the Recommendation. Licensee shall be responsible to, separate and apart from this Recommendation, directly obtain all necessary permits and approvals from any and all governmental or other entities including the City's having standing or jurisdiction over the subject areas. For more information regarding zoning processes, building permit processes, and similar regulatory requirements and approvals please call 480-312-2611.

Print Name: Wesley Holm Signature: Wesley Holm Date: 7/12/17

Submit

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088



17 JUL 6 1049 AM 1:49

Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

DLIC USE ONLY

License #	12078099
Date Accepted:	7/6/17
CSR:	SG

Application for Liquor License
Type or Print with Black Ink

APPLICATION FEE AND INTERIM PERMIT FEES (IF APPLICABLE) ARE NOT REFUNDABLE
A service fee of \$25 will be charged for all dishonored checks (A.R.S. § 44-6852)

SECTION 1 Type of License

- ☐ Interim Permit
☒ New License
☐ Person Transfer
☐ Location Transfer (series 6, 7 and 9)
☐ Probate/ Will Assignment/ Divorce Decree (No Fees)
☐ Seasonal

SECTION 2 Type of Ownership

- ☐ J.T.W.R.O.S.
☐ Individual
☐ Partnership
☐ Corporation
☒ Limited Liability Co
☐ Club
☐ Government
☐ Trust
☐ Tribe
☐ Other (Explain) _____

SECTION 3 Type of License

- ☐ Add Sampling Privilege for Series 9 and 10 only (Complete Sampling Privilege application)
A.R.S. § 4-206.01 (G), (H), (I) & (L)
☐ Add Growler privileges (restaurant, series 12, license only. 300-foot restriction applies)
A.R.S. § 4-207(A) & (B)

1. Type of License (restaurant, bar etc.): Series 12 2. LICENSE # (if issued): 12078099

SECTION 4 Applicants


1. Agent's Name: Holm Weston P1078589
Last First Middle
2. Applicant/Licensee Name: Blue Clover Investments LLC 61059165
(Ownership name for type of ownership checked on section 1) First Middle
3. Business Name (Doing Business As-DBA): Blue Clover Distillery 81010824
4. Business Location Address: 7042 E Indian School Rd Scottsdale AZ 85251 Maricopa
(Do not use PO Box) Street City State Zip Code County
5. Mailing Address: 7042 E Indian School Rd Scottsdale AZ 85251
(All correspondence will be mailed to this address) Street City State Zip Code
6. Business Phone: 505-615-1007 Daytime Contact Phone: 505-615-1007
7. Email Address: Wholm@bluecloverdillery.com
8. Is the Business located within the incorporated limits of the above city or town? ☒ Yes ☐ No
If you checked no, in what City, Town, County or Tribal/Indian Community is this business located? _____

Fees:	<u>100.00</u>	<u>30.00</u>	<u>44.00</u>	<u>\$ 194.00</u>
	Application	Interim Permit	Site Inspection	Finger Prints
				Total of All Fees

Is Arizona Statement of Citizenship & Alien Status for State Benefits complete? ☒ Yes ☐ No



Blue Clover Menu



17 JUL 6 11:41 PM 100

Starters:

Green Chili Cheese Fries

A mound of fries covered with sharp cheddar cheese and authentic green chili. \$8

Hummus and Pita Bread

Eight pieces of toasted pita bread with red pepper hummus. \$8

Nachos

A heaping mound of chips, cheese, green chili, jalapenos topped with smoked brisket. \$10

Blue Clover Bullets

Eight chicken bullets wrapped in bacon with jalapeno, cream cheese and spicy dipping sauce. \$10

Hot Wings

Eight pieces. Flavor it regular, garlic parmesan, or spicy hot, or any combo of the three. With your choice of blue cheese or ranch dressing. \$10

Roasted Tomato Basil Calamari

Twelve pieces with aioli dipping sauce. \$15

Wine Tasting Platter

Three types of cheese, two types of olives, and bruschetta.

Salads

House Salad

Chopped romaine lettuce, tomatoes, asiago, and house vinaigrette. Half \$4 Full \$8

The Caesar

Romaine, croutons dressed with parmesan cheese. Served with Nohime's special Caesar dressing. Half \$5 Full \$10

Blue Clover Chicken Salad

Oak grilled chicken breast on romaine lettuce and tomatoes with red peppers, Kalamata olives, asiago cheese, caramelized walnuts, tomatoes & balsamic vinaigrette. Half \$6 Full \$12

Blue Clover Tuna

Chunk light tuna, romaine lettuce, Kalamata olives, artichoke hearts, tomatoes, feta cheese, and pesto dressing. Half \$5 Full \$10

Chopped Garden Salad

Diced tomatoes, green peppers, cucumbers, and red onion with your choice of blue cheese, ranch or house vinaigrette. Half \$5 Full \$10

Sandwiches:

Grilled Chicken Breast

Six-ounce grilled chicken breast on a brioche bun with lettuce, tomato and mayonnaise. Your choice of fries, kettle chips or salad. \$12 Bacon an additional \$2

Turkey

Six ounces of sliced turkey on sourdough bread with avocado, green chili and provolone. Your choice of fries, kettle chips or salad. \$12 Bacon an additional \$2

Reuben

Boar's Head pastrami on swirled rye bread with house made thousand Island dressing, and sauerkraut. Your choice of fries, kettle chips, or salad. \$13

Blue Clover Kicker

Turkey, bacon, pastrami, and avocado on pita bread. Topped with lettuce, tomato, and aioli sauce. Your choice of fries, kettle chips, or salad. \$15

Roast Beef

Roast beef on sourdough with roasted red peppers sautéed in olive oil with provolone cheese. Your choice of fries, kettle chips, or salad. \$15

Rib Eye Philly Cheese Steak

Grilled rib eye with onions, green peppers, green chili, on a hoagie Kaiser bun with cream cheese. Your choice of fries, kettle chips, or salad. \$15

Chicken Philly

Six ounces of oak grilled chicken breast with green peppers, onions, Swiss cheese and green chili on a hoagie Kaiser bun. Your choices of fries, kettle chips, or salad. \$15

Burgers:

Black Bean Burger

Six-ounce black bean burger served on a nine grain bun served with lettuce, tomato, onions, and pickles. Your choice of fries, kettle chips, or salad. \$10

Tuna Burger

Six-ounce tuna fillet on a French brioche bun served with a half a lemon, aioli sauce, lettuce and tomato. Your choice of fries, kettle chips, or salad. \$14

Build Your Own Burger

Eight ounce all beef patty. Your choice of lettuce, tomato, onion, peppers, roasted jalapenos, green chili, Swiss, American, cheddar. \$15 Bacon an additional \$2

Green Chili Cheese Burger

Eight ounce all beef patty on a French brioche bun with green chili, cheddar or Swiss cheese with mayonnaise, lettuce, onions, and tomatoes. Your choice of fries, kettle chips or salad. \$16 Bacon an additional \$2

Entrée's (All entree's come with your choice of salad)

California Fish Tacos

Two fish tacos of wahu white fish served with mango salsa and shredded cabbage. \$14

Chicken Parmesan

Ten ounce crusted chicken breast atop fettuccini noodles with our house marinara and parmesan cheese. \$18

Blue Corn Chicken and Waffles

Ten-ounce chicken breast battered with blue corn. Two waffles. Your choice of fries or sweet potato. \$18

Blackened Salmon Fillet

Served on top of orzo, with a half lemon and rosemary truffle olive oil. Comes with garlic mashed potatoes and asparagus. \$18

Plank of Blackened Salmon

Blackened fillet of salmon. Served on top of Couscous with a half lemon and rosemary truffle olive oil. \$20

Blue Clover Balsamic Chicken

Ten ounces of marinated grilled chicken breast, served a top romaine lettuce with strawberries, blue berries, and blue cheese crumbles. Comes with Boursin cheese. \$18

Prime Rib Sandwich

Ten ounces of prime rib on toasted brioche bread with creamy or coarse horseradish sauce and au jus sauce with your choice of garlic mashed potatoes or fries and grilled asparagus. \$18 Green chili an additional \$2

Blue Clover Renegade Sirloin

Ten ounces of USDA sirloin, generously seasoned with a secret blend of spices and grilled to perfection. Served with baked potato or garlic mashed potatoes and grilled asparagus, or your choice of parmesan zucchini. \$26

New York Strip

Twelve ounces of prime cut USDA choice strip served with your choice of baked potato or garlic mashed potato, and grilled asparagus. \$28

Prime Rib

Twelve ounces of luscious USDA prime rib cooked to perfection, served with your choice of creamy or coarse horseradish, baked potato, and grilled asparagus. \$32

Kid's Menu

Peanut butter and jelly. \$4
Grilled cheese sandwich. \$4
Macaroni and cheese. \$5
Chicken fingers. \$5
Cheese burger. \$5
Cheese fries. \$5

Blue Clover Drink Menu

Specialty Cocktails:

Blue Mule: Fresh ground Ginger, with our special house made Vodka or Gin and freshly squeezed lime. Served in the classic copper mug! **10**

BLUE OX: Blue mule ingredients in a 123-ounce copper mug. Must have at least 4 people to order as well as an appetizer at minimum. **70**

Blue Passion: Special House made Rum, Passion Fruit and Orange bitters. **10**

Scottsdale Highball: Special House made Vodka, dry sherry, lemon peel citrus and cherry bitters **10**

Blue Pimm's Cup: Special House made Gin, splash of ginger beer, added with cucumber and lemon slices stirred with mint leaves **10**

The Clover Sazerac: House chosen RYE whiskey, dashed with Peychaud's and angostura bitters, with a bar-spoon of absinthe and fresh lemon peel **12**

Blue Dirty-Tini: Special house made vodka, touch of vermouth and quality martini olive juice, shaken on ice served with 3 olives to perfection. **10**

The BC Skinny Margarita: Special house made Agave, kosher salt rim, freshly squeezed lime and orange juice, touch of agave nectar shaken to perfection. **12**

Old town Old fashion: Bourbon, turbinado, bitters garnished with an orange wheel and a fresh plucked cherry! **12**

Well Drinks: \$6.50

Beers:

Craft beers on tap:

\$6 - Desert Rose, cactus ale 5.3% – Goldwater brewing Scottsdale AZ

\$6 - Goldie, Golden ale 5.3% - Goldwater brewing Scottsdale AZ

\$7 -Goudan Zot Belgian Golden Strong 8.0% - Scottsdale beer company AZ

\$9 - Dank IPA 9% – Scottsdale beer company Scottsdale AZ

\$6 - McFate Buena Vista Blonde 4.5% - McFate Brewing Scottsdale AZ

\$6 - THAT Strawberry Blonde Ale 5.2% - Strawberry AZ

\$6 - Peach Ale 4.5% - Four Peaks Tempe AZ

\$5 - Coffee Brown Ale 6.6% - The Shop Beer company Tempe AZ

\$6 - The Nines Red Ale 6.0% - The Shop Beer company Tempe AZ

\$5 – Orange Blossom 5.2% - Papago Brewing Scottsdale Az

Domestic bottles:

Coors Light - \$3.50

Bud Light - \$3.50

Miller light - \$3.50

Michelob Ultra - \$3.50

Imports:

Dos Equis XX Lager - \$4.50

Dos Equis XX Amber - \$4.50

Modelo Especial - \$4.50

Corona Extra - \$4.50

Corona Light - \$4.50

Wine:

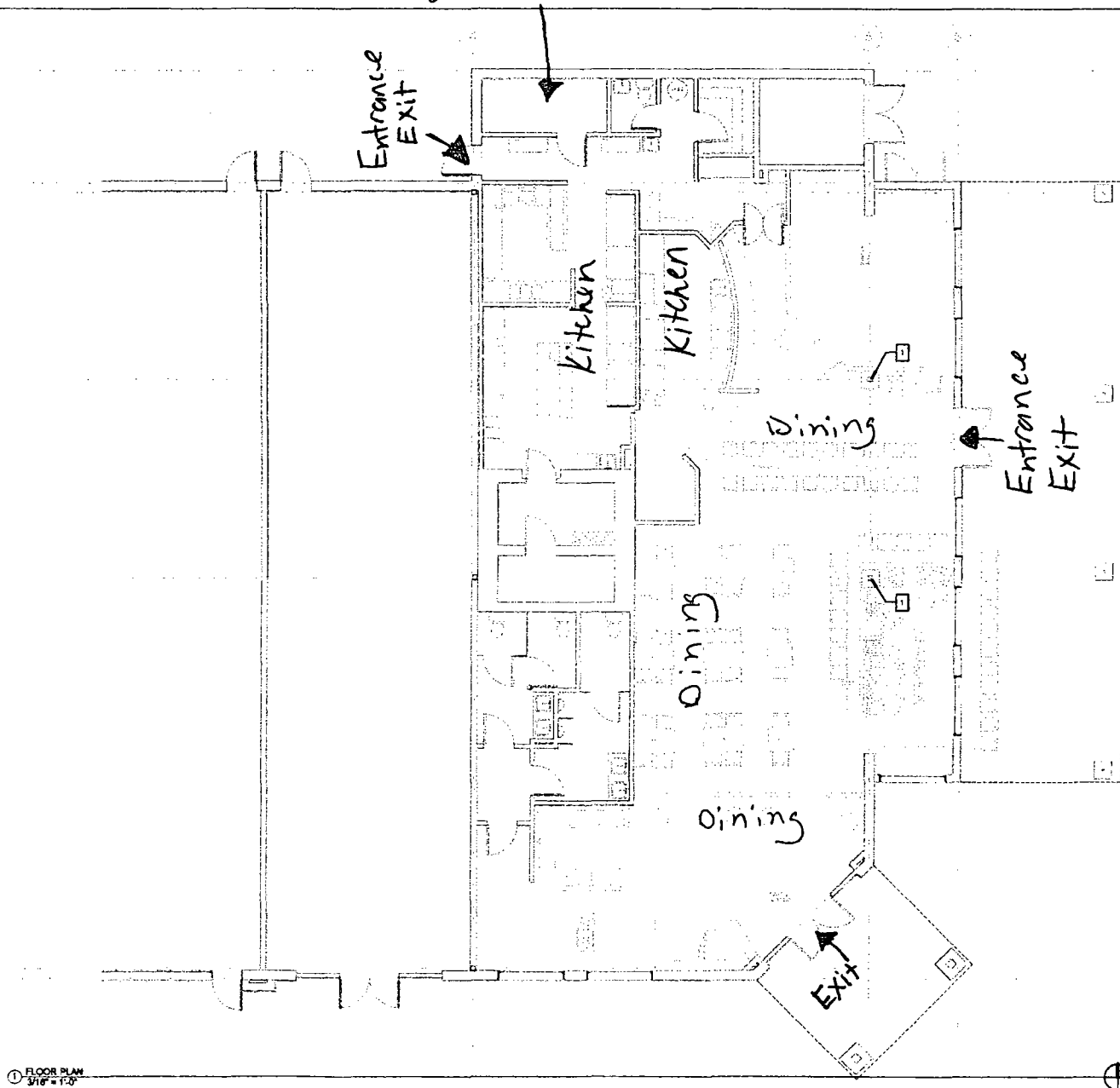
Skyfall Cabernet, Columbia Valley Washington - \$10 Glass

Sabotage Cabernet, Sanoma California - \$10 Glass

Michael David Winery Petite Petite California - \$10 Glass

Ann's White, Callaghan Vineyards, Arizona - \$8 Glass

***Page Springs Cellars, Counoise Rose House Mountain Vineyard,
Airzona - \$8 Glass***



KEYNOTES

- EXISTING STEEL COLLAR**

RESEARCH
STUDIOS

RESET STUDIOS, L.L.C.
221 East Indianola Avenue
Phoenix, AZ 85012
p. 802.899.1090

www.reaststudia.com



PERMIT REVIEW

NAME: FRANCIS, C.C. and married to FRANCIS, C.C.

[illegible]

View Construction at:
7042 East Indian School, Scottsdale, AZ 85251

Blue Clover Investments LLC

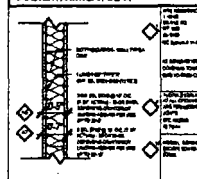
New Distillery

FLOOR PLAN

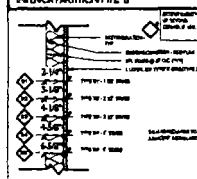
A.10

WALL TYPES

INTERIOR PARTITION TYPE "A"



DEFENSE INFORMATION



② WALL TYPES

100

① FLOOR PLAN
 $3\frac{1}{8}" = 1'-0"$

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